

ARROWOOD ACRES

FEATURES AND SPECIFICATIONS



FOUNDATION

- Concrete Slab

EXTERIOR WALLS

- 2x4 Top and Bottom Plates
- Sheathing: 7/16" O.S.B.
- Studs: 2x4 at 16" on Center

INTERIOR WALLS

- 2x4 Top and Bottom Plates
- Studs: 2x4 at 24" on Center

ROOF

- Architectural Shingles
- Synthetic Felt
- Ridge Vent with Continuous Eaves
- Metal Roof Accents
- Soffits Wrapped With Metal
- Gutters & Downspouts
- Engineered Trusses at 24" on Center
- Sheathing: 7/16" O.S.B. with Roof Clips

ELECTRICAL

- 200 Amp Panel
- (2) Exterior Receptacles
- (2) Ceiling Fans
- (2) Cable & (2) Cat-5 Low Voltage Pre-Wires
- GFCI Outlets (As Needed)
- Door Bell and Smoke Detectors
- Garage Door Opener with Two Remotes

PLUMBING

- Energy Efficient 50 Gallon Quick Recovery Water Heater (Gas Or Electric)
- PEX Water Lines
- Fiberglass Tubs and Shower-Tub Combos
- (2) Exterior Hose Bibs

HEATING & AIR CONDITIONING

- Gas Furnace (Heat Pump if Natural Gas is Not Available)
- Electric Air Conditioning Unit
- Insulated Ductwork

EXTERIOR

- Vinyl Siding
- Custom Porch Posts
- Fiberglass Front Door - Wood-Grain, Stained
- Metal Roof Accents
- 12x12 Patio (Slab Foundation)
- 12x12 Deck (Crawl Space Foundation)
- Window Screens

INSULATION

- Ceiling – R-30
- Walls – R-13
- Insulated Exterior Doors
- Insulated Metal Garage Door
- House Wrap
- Vinyl Windows (Low-E, Double Pane)

INTERIOR FINISH

- 1/2" Sheetrock Smooth Finish Ceilings
- 1/2" Sheetrock with Smooth Finish Walls

SMART HOME MANAGER

- Touch Screen Control Center
- (3) Door Sensors
- Motion Sensor
- Video Doorbell
- Deadbolt Lock
- Siren

INTERIOR

- 9' Ceilings on Main Level (>1500 sq. ft.)
- Stain-Resistant Carpet with 6# Carpet Pad
- Hardwoods in Entry
- 5 1/4" Baseboards
- Fireplace with Gas Logs (Ventless)
- Windows Cased
- Smooth Ceilings
- Pull Down Attic Stairs (9' Ceilings Or Less)
- Painted Garage
- Painted Interior Woodwork

KITCHEN

- Electric Smooth Top Range (Stainless)
- Dishwasher (Stainless)
- Microwave (Stainless)
- Garbage Disposal
- Up To (4) Recessed Lights
- 8" Double Stainless Steel Kitchen Sink
- 42" Cabinets with Crown Molding (>1500 sq. ft.)
- Vinyl Flooring
- Granite Countertops
- Ice Maker Hook-Up

BATHROOMS

- Double Sinks in Master Bathroom
- Quartz Countertops
- Garden Tub and Separate Shower in Master Bathroom (Most Floorplans)
- Pedestal Sinks in Half Baths
- Elongated Toilets

DRIVEWAY

- Concrete Driveway

LANDSCAPING

- Sodded Front Lawn (Up to 10 Pallets) with Irrigation System
- Seeded Side & Back Lawn
- Mulch/Shrubs Along Front of Home
- See Plat for Lot Premiums

SK BUILDERS HOME WARRANTY

- One/Two/Eight-Year Limited Warranty
- Full-Time SK Warranty Representative